



firstnational
REAL ESTATE

Maurice McNamara & Co



FOR AUCTION

59-61 Melville Street Numurkah Vic 3636s

Information Memorandum

Property Address: 59-61 Melville Street Numurkah Vic 3636

Land Size: 1317m² Approximately in 2 Titles

Frontage to Melville Street & McCaskill Street

Zoning: Commercial 1 Zone (C1Z)

Municipality: Moira Shire

Here's the breakdown of the annual rental returns: -

Shop 1: 59 Melville Street Numurkah Return \$13,520 PA

Includes Outgoings

Floor Size: m²

Shop 2: 61 Melville Street Numurkah Return \$9,360 PA

Includes Outgoings

Floor Size: m²

Storage Sheds: 16 in Total

The storage sheds at their current rate will contribute an additional \$18,606 per year.

(Please Note: Storage Sheds will fluctuate year on year by their nature)

Total Approximate Annual Income: \$41,486-00

Information Memorandum

Shed No	Size	\$ PM
1	4.36m x 5.8m	\$ 150.00
2	4.36m x 5.8m	\$ 132.00
3	4.36m x 5.8m	\$ 150.00
4	4.36m x 5.8m	\$ 132.00
5	4.36m x 5.8m	\$ 150.00
6	4.36m x 5.8m	\$ 130.00
7	2.66m x 2.4m	\$ 70.00
8	1.61m x 4.45m	\$ 60.50
9	1.61m x 4.45m	\$ 60.50
10	2.92m x 2.35m	\$ 60.50
11	2.92m x 2.35m	\$ 70.00
12	2.85m x 4.8m	\$ 88.00
13	2.85m x 4.8m	\$ 88.00
14	2.85m x 4.8m	\$ 88.00
15	2.95m x 2.35m	\$ 60.50
16	2.95m x 2.35m	\$ 60.50
		\$ 1,550.50
		x 12 Months
		\$ 18,606.00





Auction: Day Friday 15th December 3-30 PM

Main Street Commercial Property

2 Retail Shops/Offices Plus 16 Storage Sheds



Don't miss this amazing opportunity to invest in a prime commercial property located in Numurkah's main shopping precinct! ✨

👛 This property features two retail/offices and sixteen storage sheds on the same site. Currently, all units are leased and generating a solid income with opportunities for growth.

PriceGuide

\$500,000 to \$550,000

Inspect

By Appointment Only



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